next2buy property retailers make the next step easy









1 Albert Avenue

, Wallsend, NE28 8RZ

• SOLD AS SEEN • TWO BEDROOM END TERRACE HOUSE • EXCELLENT RENTAL POTENTIAL •

• CURRENTLY TENANTED BUT TO BE SOLD VACANT POSSESSION • CURRENT RENT £700 PCM •

• FREEHOLD • COUNCIL TAX BAND A • EPC RATING E •

• CLOSE TO SCHOOLS, LOCAL AMENITIES, TRANSPORT LINK AND EXCELLENT ROAD LINKS •

• RICHARDSON DEES PARK 0.2 MILES • WALLSEND METRO STATION 0.7 MILES •

Offers Over £105,000

2 1 1 E

- Two Bedroom End Terrace House
- Excellent Road & Transport Links
- Council Tax Band A
- Spacious Rooms
- Close To Amenities
- EPC Rating E
- Private Yard
- Rental Potential 750 pcm
- Sold As Seen

Entrance
Double glazed entrance door.

Lounge
17'3" x 8'11" (5.28 x 2.73)
Double glazed window, cupboard, radiator, wood effect flooring.

Kitchen
24'3" x 10'3" max (7.40 x 3.14 max)
Double glazed windows, wall and floor units with work tops over, sink, integrated oven & hob, extractor hood, tiling to walls, wood effect flooring, cupboard.

Landing

Bedroom 1
9'5" max x 20'11" (2.89 max x 6.38)
Double glazed window, radiator.

Bedroom 2
12'8" x 10'1" max (3.88 x 3.08 max)
Double glazed window, radiator.

Bathroom
7'8" x 7'5" (2.34 x 2.28)
Comprising: WC, wash hand basin, bath with overhead shower, ladder style radiator, part tiled walls.

External
There is a small private rear yard with side access gate.

Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit
https://checker.ofcom.org.uk

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

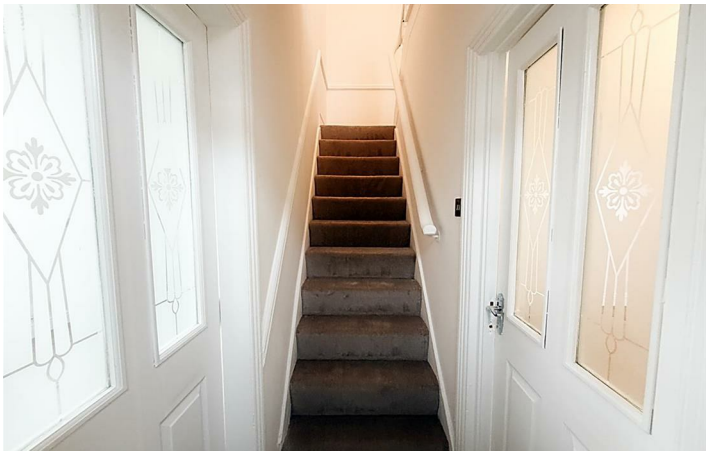
EE- Good outdoor, variable in-home
O2- Good outdoor and in-home
Three- Good outdoor
Vodafone - Good outdoor and in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional

This information must be confirmed via your surveyor and legal representative.

























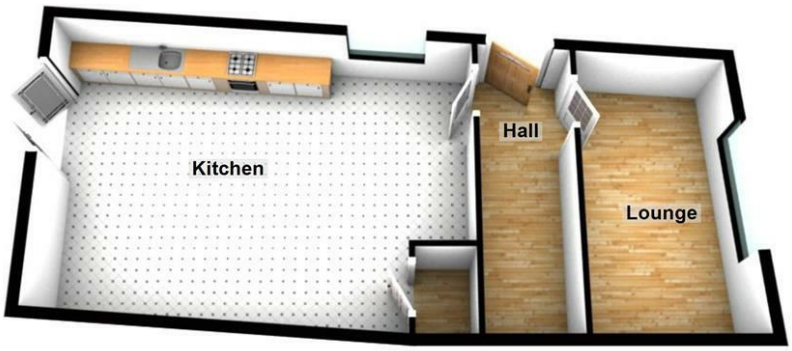




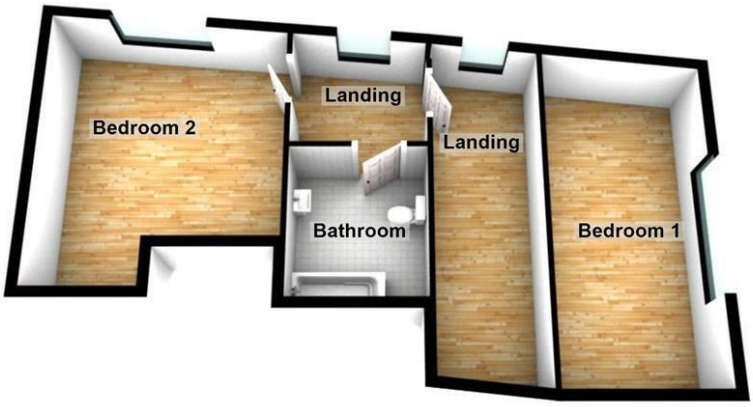


Floor Plan

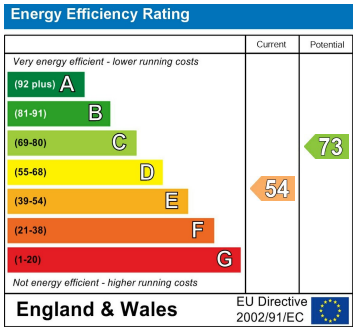
Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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